

**2625**  
**TEMPLE HEIGHTS DRIVE**  
OCEANSIDE, CA



**FOR SALE OR LEASE**

**43,520 SF Building (21,676 SF Vacant)**

**OWNER-USER OPPORTUNITY WITH INCOME AND/OR ABILITY TO EXPAND**



# building features

2625 temple  
heights drive

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2625

**size:** 43,520 SF

**lot:** 2.33 Acres

**dock high doors:** 6

**parking:** 76 Spaces - 1.75/1,000 SF

**grade level doors:** 5

**year built:** 1990

**clear height:** 22'

**sprinklers:** 0.33 GPM/3,000 SF

**access:** Drive Around Access

**zoning:** IL - Limited Industrial

**existing lease:**

Suite C&D is leased to Custom  
Converting through July 31, 2026  
with no option to renew. Current rent  
is \$21,423/month plus NNN fees.

**power:**

2,000 Amps. 120/208  
(To be verified)

**SALE PRICE: \$11,900,000 | LEASE RATE: \$0.95/SF NNN**

**\*NNN'S: \$0.37/SF**



# suite features

2625 temple  
heights drive

3

**suite a&b:**

21,676 SF Available

**clear height:**

22'

**office:**

1<sup>st</sup> Floor: 2,733 SF  
2<sup>nd</sup> Floor: 2,447 SF  
TOTAL: 5,180 SF

**parking:**

43 spaces - 2.00/1,000 SF

**dock high doors:**

3

**power:**

800 Amps 120/208 (To be verified)

**grade level doors:**

3

**access:**

Drive Around Access



# property photos

2625 temple heights drive

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site plan

2625 temple  
heights drive

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**VACANT  
21,676 SF**

**CUSTOM  
CONVERTING  
21,844 SF**

Lease expires July 31, 2026



# floor plan

2625 temple  
heights drive

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second  
floor

second  
floor

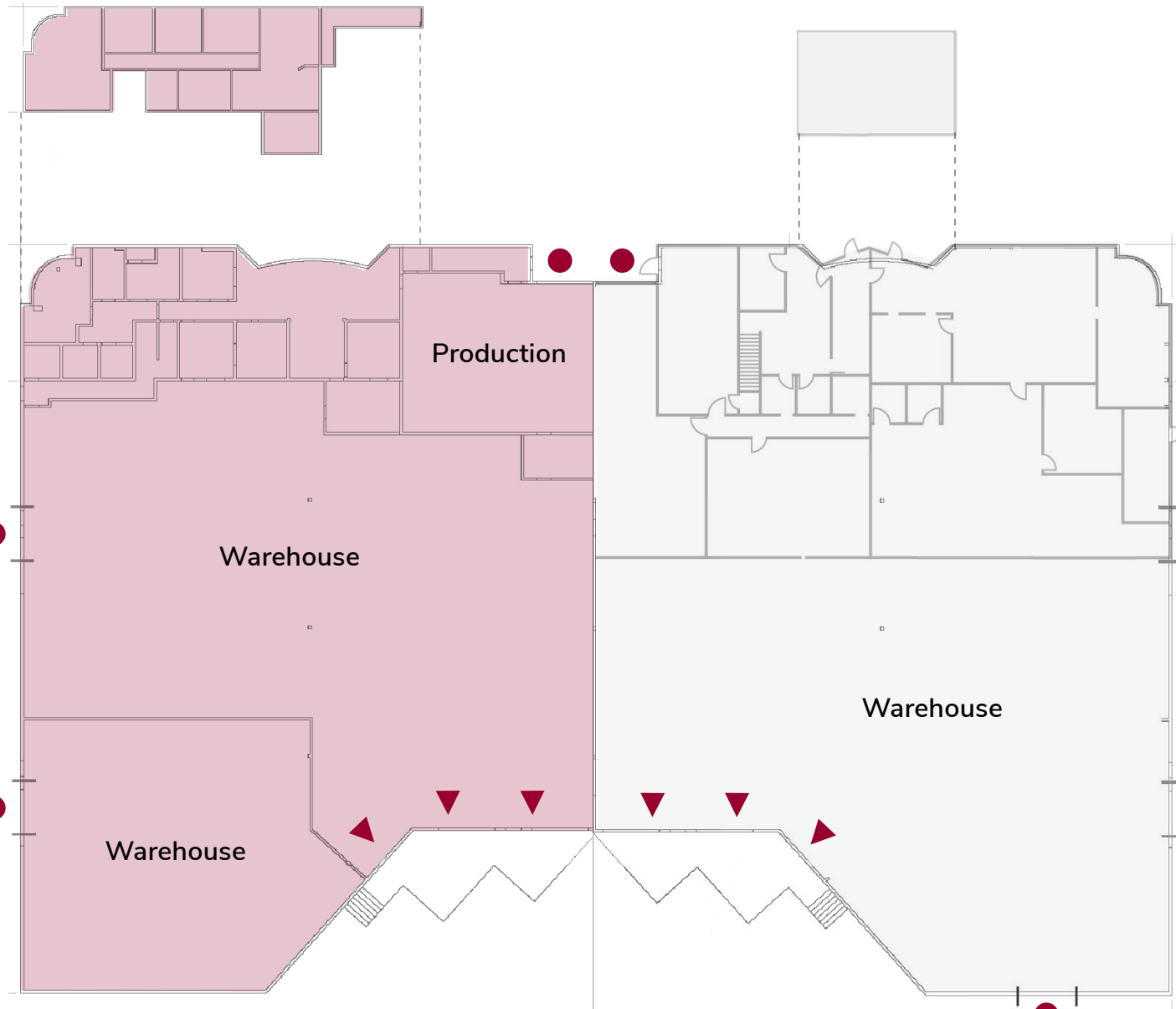
first  
floor

first  
floor

- = grade level door
- ▲ = dock high door

**SUITE A&B**  
**Vacant**

**SUITE C&D**  
**Lease expires July 31, 2026**



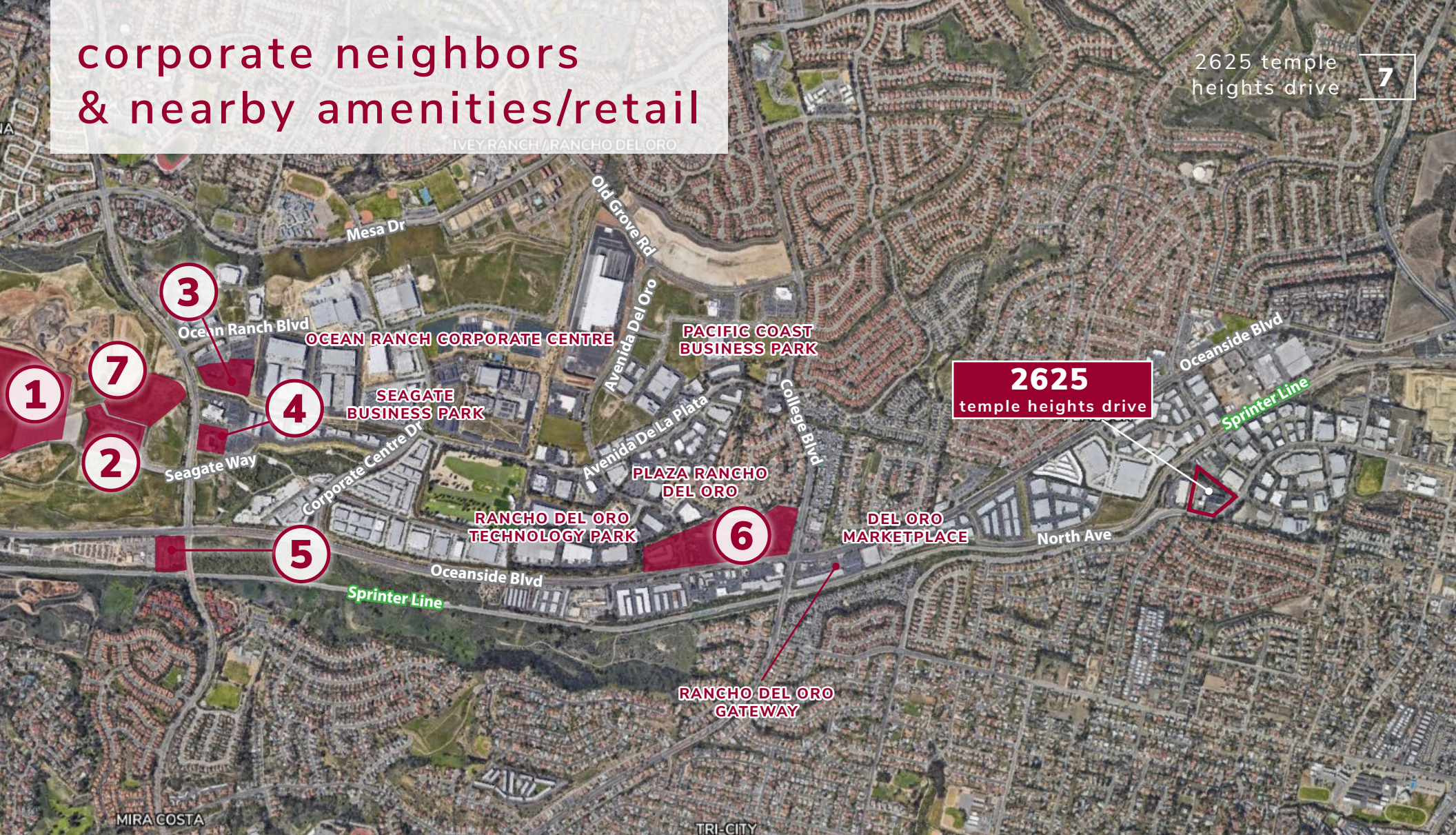


# corporate neighbors & nearby amenities/retail

IVEY RANCH / RANCHO DEL ORO

2625 temple heights drive

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## corporate neighbors



## amenities

- 1 Oceanside Sports Complex
- 2 El Corazon Aquatic Center Site
- 3 Residence Inn by Marriott
- 4 Sprinter Station at Rancho Del Oro
- 5 Courtyard by Marriott
- 6 Plaza Rancho Del Oro
- 7 Frontwave Arena

## retail

Plaza Rancho Del Oro



Del Oro Marketplace

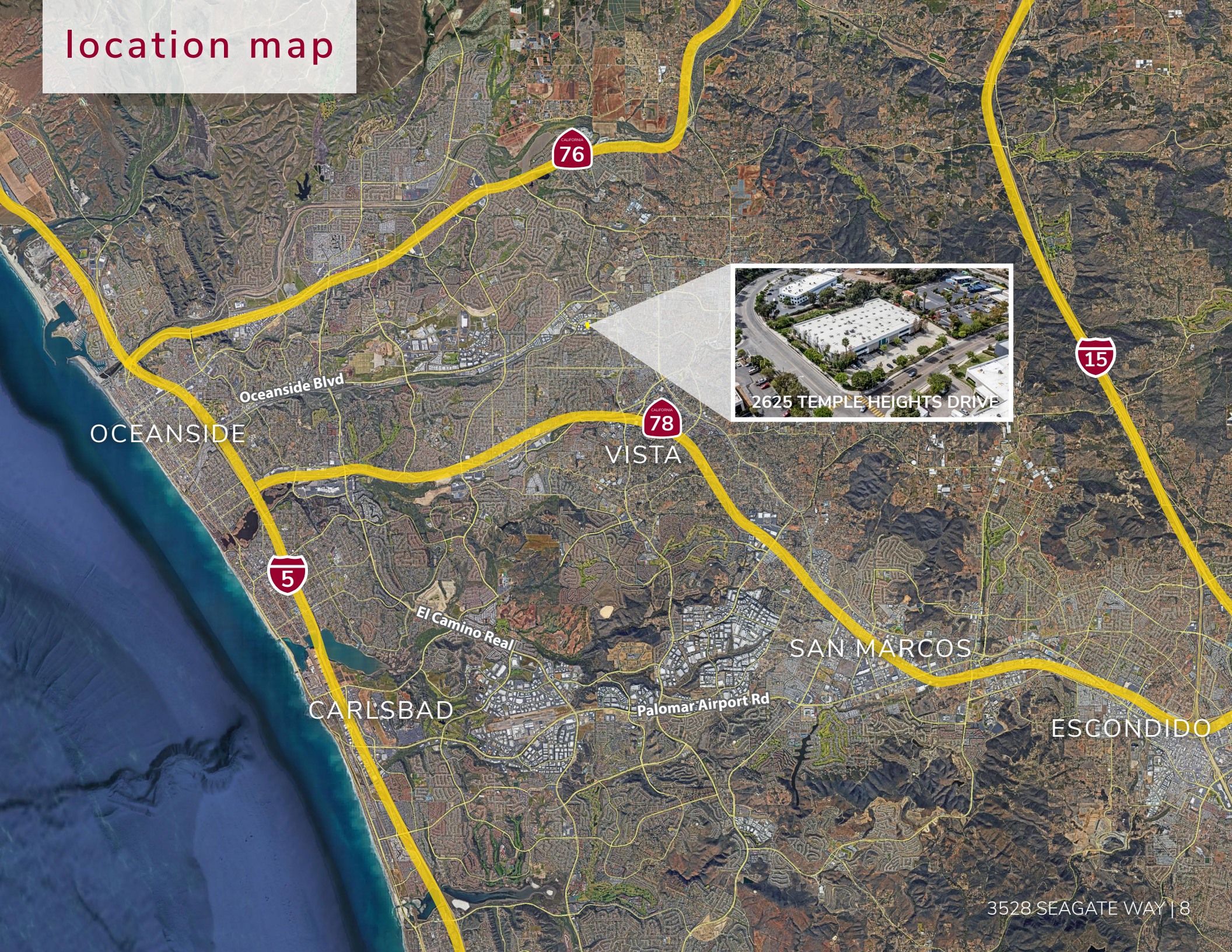


Rancho Del Oro Gateway





# location map





# Oceanside

2625 temple  
heights drive

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Centrally located in the heart of the beautiful Southern California coastline, Oceanside, California is among the region's best places to escape the hustle and bustle of the crowded cities.

Considered the gateway city between metropolitan San Diego and Los Angeles, Oceanside's near-perfect climate invites visitors to revel and relax at the 3.5 miles of white sandy beaches Oceanside offers.

30 city parks

1,954 foot-long pier

3.5 miles of public beaches

1,000 slip public marina

median  
household  
income

\$72,697

population

176,950

businesses

6,198

## Oceanside's local industries

life science

medtech

pharma

tourism

advanced manufacturing

military

sports & active

lifestyles



# 2625

## TEMPLE HEIGHTS DRIVE

OCEANSIDE, CA

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Any of the foregoing information will need to be separately verified by Buyer. Oceanside Demographics Source: [www.innovate78.com](http://www.innovate78.com)